

## EXHIBIT NO. 3

At the request of Ralph D. Fout the following  
Mortgage is received for record and recorded  
Sept. 13, 1944 at 2:55 o'clock P.M.

Test: Ellis C. Wachter, Clerk.

## MORTGAGE

THIS MORTGAGE, Made this 13th day of September in the year  
Nineteen Hundred and Forty- four, by Mamie I. Rensberg, (unmarried)  
of Frederick County, State of Maryland.

WITNESSETH: That for and in consideration of the sum of  
Eight Thousand, Five Hundred Dollars (\$8,500.00) now due from said  
Mamie I. Rensberg unto Ralph D. Fout, I, the said Mamie I. Rens-  
berg do hereby grant and convey unto the said Ralph D. Fout, his  
heirs and assigns, forever, in fee simple, all the following des-  
cribed real estate; to-wit:

FIRST: All that lot and parcel of ground situate, lying and  
being on the south side of East Church Street, in Frederick City,  
Frederick County, Maryland, fronting on East Church Street a dis-  
tance of 17 feet 3 inches, and running back an even width a dis-  
tance of 122 feet, and being the same real estate which was con-  
veyed unto the said Mamie I. Rensberg by Holden S. Felton, Exec-  
utor of the Estate of Margaret E. R. Flanagan, by deed dated the  
13th day of September, 1944, and intended to be recorded among the  
Land Records of Frederick County prior to or simultaneously with  
the recording of these presents; and being the same property con-  
veyed unto the said Margaret E. R. Flanagan by Robert F. Thomas  
(widower), by deed dated June 20, 1929, and recorded in Liber No.  
370, folio 482, one of the Land Records of Frederick County.

SECOND: All my undivided interest, now vested or in expect-  
ancy, including legal and equitable rights, in and to all those  
lots and parcels of ground situate, lying and being in Middletown  
Election District, in Frederick County, Maryland, of which Henry  
T. Ramsburg died seized and possessed, and being the same real  
estate conveyed unto the said Henry T. Ramsburg by Charles Thomas